

STATE OF MISSISSIPPI  
BUREAU OF BUILDING, GROUNDS AND REAL PROPERTY MANAGEMENT  
501 North West Street, Suite 1401 B, Woolfolk Building  
Jackson, Mississippi 39201  
Phone: 601/359-3621

**REQUEST FOR QUALIFICATIONS  
FOR  
CONTRACTOR**

1. **GENERAL:** The Department of Finance and Administration's Bureau of Building, Grounds and Real Property Management will contract for construction for the Mississippi Landmark project listed in this document. This is NOT a request for bids/pricing. Contractors who are prequalified under this process will be requested to submit sealed bids in a separately advertised Request for Bids.

2. **PROJECT:** The Bureau of Building is seeking prequalification for the following project:

GS#:	358-050
Title:	Site Improvements-PHI
Agency:	DFA Office of Capitol Facilities
Location:	New Capitol Building, Jackson, Mississippi
Funding Source:	Senate Bill 2913, Laws of 2013 Senate Bill 2902, Laws of 2014 Senate Bill 2911, Laws of 2016

Scope of work includes but is not limited to: demolition of existing site material, elements and systems; renovation of existing walks, streets, curbing, and storm drainage systems and the construction of ADA compliant site access points and accessible routes at the four corners and along the west side of the city block bounded by High Street, North President Street, Mississippi Street and North West Street and containing the Mississippi State Capitol. The scope of work is described in detail in the RFQ documents.

3. **SELECTION PROCESS:** Contractor prequalification will be in accordance with Bureau of Building Contractor Prequalification Policy as identified in BOB Manual Section 400.12. Preselection Committee will establish a short list of all responsive Contractors meeting a minimum score of 70 points. Evaluation criteria for short list selection for this RFQ shall be as follows (100 point scale):

1. **Past Performance:** If a General Contractor has done prior work for Bureau or Using Agency, award up to 10 points depending upon past performance. If a General Contractor has not done prior work for Bureau or Using Agency, scoring for this criteria will be based upon references provided and/or consultation with Owner(s) of portfolio of completed projects provided.
2. **Project Management Team:** General qualifications of General Contractor and Preservation Trades as well as specific abilities of identified team members, award up to 30 points as follows:
  - General Contractor – Up to 10 points
  - Preservation Trades – Up to 20 points as follows:
    - Masonry fabrication and installation – Up to 5 points
    - Concrete formwork – Up to 5 points
    - Concrete finishing – Up to 5 points
    - Ornamental Bronze Railing fabrication and installation – Up to 5 points
3. **Relevant Experience:** Experience of General Contractor and Preservation Trades with projects of similar type, scale and/or complexity of subject project, award up to 60 points as follows:

- General Contractor – Up to 10 points
- Preservation Trades – Up to 50 points as follows:
  - Masonry fabrication and installation – Up to 20 points
  - Concrete formwork – Up to 10 points
  - Concrete finishing – Up to 10 points
  - Ornamental Bronze Railing fabrication and installation – Up to 10 points

Should interviews of short listed firms be held, each short listed Contractor will be re-scored following interviews using the same criteria for short list selection. If no interviews are held, Contractors will be prequalified directly from the short list on the basis of the short list scoring. No less than two (2) and no more than five (5) Contractors receiving the highest scores shall be prequalified for bidding of the project.

4. **SUBMISSIONS:** Any individual, firm, or corporation desiring to provide construction for project listed herein, shall submit the following to the Bureau of Building, Grounds and Real Property Management. See Definitions below for detailed descriptions of Company Information, Key Personnel and Project Portfolio. A minimum of 5 hard copies in a binder, tabbed as indicated herein with an additional 5 copies in digital format (CD or memory stick) are required. Incomplete submissions will be considered non-responsive and ineligible for consideration. No supplementation or revision of submittal shall be permitted after stipulated submittal delivery date/time.

- **Tab 1: General Contractor**
  - Company Information
  - Key Personnel
  - Project Portfolio
- **Tab 2: Masonry Fabrication and Installation** - Includes the fabrication and installation of all natural stone described in Division 4- Masonry and in Division 32- Exterior Improvements, Section 321440- Stone Paving, plus any related work described in other Project Manual sections. (Note: To better insure the overall quality of the work included under this Tab, the same company shall be responsible for the fabrication and installation of dimension stone.)
  - Company Information- Include documentation that company has at least ten (10) years of experience in the fabrication and installation of granite dimension stone.
  - Key Personnel – Include statement that all work will be performed by workmen having at least five (5) years experience in the specific types of work involved in subject project.
  - Project Portfolio - Include examples of similar work using granite.
- **Tab 3: Concrete Formwork** - Includes the laying out and constructing of formwork for cast-in-place concrete and the provision and installation of accessories and reinforcing as described in Division 3- Concrete, Section 031000- Concrete Forming and Accessories and Section 032000- Concrete Reinforcing and Division 32- Exterior Improvements, Section 321313- Concrete Paving, plus any related work described in other Project Manual sections. (Note: If the General Contractor is proposing to perform part or all of this work, so indicate and include the required information in addition to that required under Tab 1.)
  - Company Information
  - Key Personnel- Include statement that all work will be performed by workmen having at least five (5) years experience in the specific types of work involved in subject project.
  - Project Portfolio- Include examples of completed concrete work of a similar level of complexity and demonstrating levels of skill and craftsmanship similar to those required for this project.
- **Tab 4: Concrete Finishing**- Includes the placing and finishing of cast-in-place concrete as described in Division 3- Concrete, Section 033000- Concrete and Section 033523- Exposed Aggregate Concrete Finishing and in Division 32- Exterior Improvements, Section 321313- Concrete Paving, plus any related work described in other Project Manual sections. (Note: If multiple companies will be performing portions of this work, include information for each and clearly indicate role/scope of each company.)
  - Company Information - Include documentation that company has at least ten (10) years of experience in type(s) of work included under this Tab.

- Key Personnel - Superintendent/Foreman identified must have direct experience on multiple projects that included type(s) of work described under this Tab.
- Project Portfolio - Include examples of completed concrete work including the same types of finishes and demonstrating levels of skill and craftsmanship similar to those required for this project.
- **Tab 5: Ornamental Bronze Railing** - Includes the fabrication and installation of ornamental bronze railing. (Note: If multiple companies will be performing portions of this work, include information for each and clearly indicate role/scope of each company.)
  - Company Information- Include documentation that company has at least ten (10) years of experience in the fabrication and/or installation of ornamental bronze railing.
  - Key Personnel – Include statement that all work will be performed by workmen having at least five (5) years experience in the specific types of work involved in subject project.
  - Project Portfolio - Include examples of similar work using ornamental bronze railing.
- **Multiple Companies:** General Contractor will be contractually obligated to utilize companies identified in RFQ if awarded contract for construction in separate Request for Bids. As such, only one company should be identified for any scope of work, with the exception of the following:
  - Masonry fabrication and installation: Up to two (2) companies selected from the three (3) listed in the Project Manual may be included.
  - Concrete Formwork: Up to two (2) companies may be identified.
  - Concrete Finishing: Up to two (2) companies may be identified.
  - Ornamental Bronze Railing: Up to two (2) companies may be identified.
  - Wherever more than one (1) company is identified, scoring will be based upon the company perceived as the least qualified.
- **Definitions:** Refer to Tab descriptions above and Project Manual for higher requirements for individual Preservation Trades than those included in these general definitions.
  - Contractor Information
    - Company name, address, telephone number(s), and website (if applicable)
    - Mississippi Secretary of State Contractor Listing Printout
    - Mississippi Board of Contractors COR/Classification Printout
  - Key Personnel
    - Resumes, References and Proposed Role(s) of company personnel who will be directly involved on this project if awarded. At minimum, must identify Project Manager and Project Superintendent/Foreman proposed for this project. References shall include current telephone contact information.
    - Provide documentation of experience for each role on projects of similar type, scale and/or complexity of subject project. A minimum of five (5) years of documented experience is required for Project Manager and Project Superintendent/Foreman. For companies identified to perform Preservation Trades, experience must include projects involving State or Federal designated historic buildings. Refer to Tab descriptions above and Project Manual for higher requirements for individual Preservation Trades.
  - Project Portfolio
    - For each company identified to perform work of this project, include documentation of a minimum of five (5) projects of similar type, scale and/or complexity of the subject project which have been successfully completed within the past ten (10) years. Refer to Tab descriptions above for higher requirements for individual Preservation Trades.
    - Identify the involvement of proposed key personnel for subject project in each completed project.
    - Documentation shall include project name, location, historical designation (where applicable), completion date, client name/contact, architect name/contact, contract amount and a detailed description of company's work. Provide sufficient details concerning materials/methods involved to allow comparison between its scope and complexity and that of the subject project. Testimonial letters are acceptable, but not required.

- Include at least ten (10) high quality color images of each project illustrating company's work. Provide both images showing completed work and work in progress. Provide either captioned images or a written summary keyed to images highlighting relevance to work of subject project.
5. **RESPONSIVENESS:** Any submission lacking information required above shall be determined to be non-responsive and will not be scored or further considered.
  6. **DELIVERY:** All submissions must be received in the Bureau of Building, Grounds and Real Property Management's Office by 5:00:00 p.m., on Thursday, September 28, 2017. Address all submissions to:

Bureau of Building, Grounds and Real Property Management  
501 North West Street, Suite 1401 B, Woolfolk Building  
Jackson, Mississippi 39201

RE: GS# 358-050 Site Improvements- PHI RFQ